

**PB# 86-33**

**Estate of Josephine Bolduc**

**41-3-42 & 45**

86-33

Estate of Josephine Bolduc

Lot line change

# Oxford

ESSELTE

MADE IN U.S.A.

NO. 753 1/3

TOWN OF NEW WINDSOR		General Receipt	7639
555 Union Avenue New Windsor, N. Y. 12550		May 23 19 86	
Received of		Estate of Josephine <del>Palmer</del> \$ 25 <sup>00</sup> / <sub>100</sub>	
For		Twenty Five and <sup>00</sup> / <sub>100</sub> DOLLARS	
DISTRIBUTION		Lot Line Change - 86 - 33	
FUND	CODE	AMOUNT	By
25 <sup>00</sup> / <sub>100</sub> check			Reuben G. Townsend
# 5776			Town Clerk
Williamson Law Book Co., Rochester, N. Y. 14609			EC Title

86-33

Estate of Josephine Bolduc

Lot line change

Approved 5/28/86  
Filed with Town Clerk  
5/29/86 sh.

✓ Bolduc Sharp  
Sharp

PLANNING BOARD  
TOWN OF NEW WINDSOR  
555 UNION AVENUE  
NEW WINDSOR, NY 12550

Date Received 5/21  
Preapplication Approval \_\_\_\_\_  
Preliminary Approval \_\_\_\_\_  
Final Approval \_\_\_\_\_  
Fees Paid 25  
*App. fee*

86-33

APPLICATION FOR SUBDIVISION APPROVAL

Date: May 20, 1986

1. Name of subdivision Lot line Change for The Estate of Josephine Bolduc  
Robert Bolduc, Executor
2. Name of applicant % Michael O. Gittelsohn Phone 562-0203  
Finkelstein, Kaplan, Levine, Gittelsohn & Tetenbaum  
Address 436 Robinson Ave, Newburgh, New York 12550  
(Street No. & Name) (Post Office) (State) (Zip Code)
3. Owner of record Same as applicant Phone \_\_\_\_\_  
Address \_\_\_\_\_  
(Street No. & Name) (Post Office) (State) (Zip Code)
4. Land Surveyor Patrick T. Kennedy, L.S. Phone 562-6444  
Address 335 Temple Hill Rd, New Windsor, New York 12550  
(Street No. & Name) (Post Office) (State) (Zip Code)
5. Attorney Michael O. Gittelsohn Phone 562-0203  
Address \_\_\_\_\_  
(Street No. & Name) (Post Office) (State) (Zip Code)
6. Subdivision location: On the Easterly side of Cross Street  
(Street)  
100 feet South of Jay Street  
(direction)
7. Total Acreage 48,000 S.F. Zone R 4 Number of Lots 2
8. Tax map designation: Section 41 Lot(s) Block 3 Lots 42 & 45
9. Has this property, or any portion of the property, previously been subdivided No.  
If yes, when \_\_\_\_\_; by whom \_\_\_\_\_.
10. Has the Zoning Board of Appeals granted any variance concerning this property No.  
If yes, list case No. and Name \_\_\_\_\_.

List all contiguous holdings in the same ownership.

Section 41 Block(s) 3 Lot(s) 42

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed. IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

STATE OF NEW YORK )  
COUNTY OF ORANGE : SS.:

I, Michael D. G. Melloway, hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true.

MICHAEL D. G. MELLOWAY  
Mailing Address 436 ROBINSON AVE  
NEWBURGH, N.Y. 12550

SWORN to before me this

21st day of May, 1986

Diane M. Passaro  
NOTARY PUBLIC

DIANE M. PASSARO  
Notary Public, State of New York  
Qualified in Orange County  
Commission Expires March 30, 1987

# SHORT ENVIRONMENTAL ASSESSMENT FORM

## INSTRUCTIONS:

(a) In order to answer the questions in this short EAF it is assumed that the preparer will use currently available information concerning the project and the likely impacts of the action. It is not expected that additional studies, research or other investigations will be undertaken.

(b) If any question has been answered Yes the project may be significant and a completed Environmental Assessment Form is necessary.

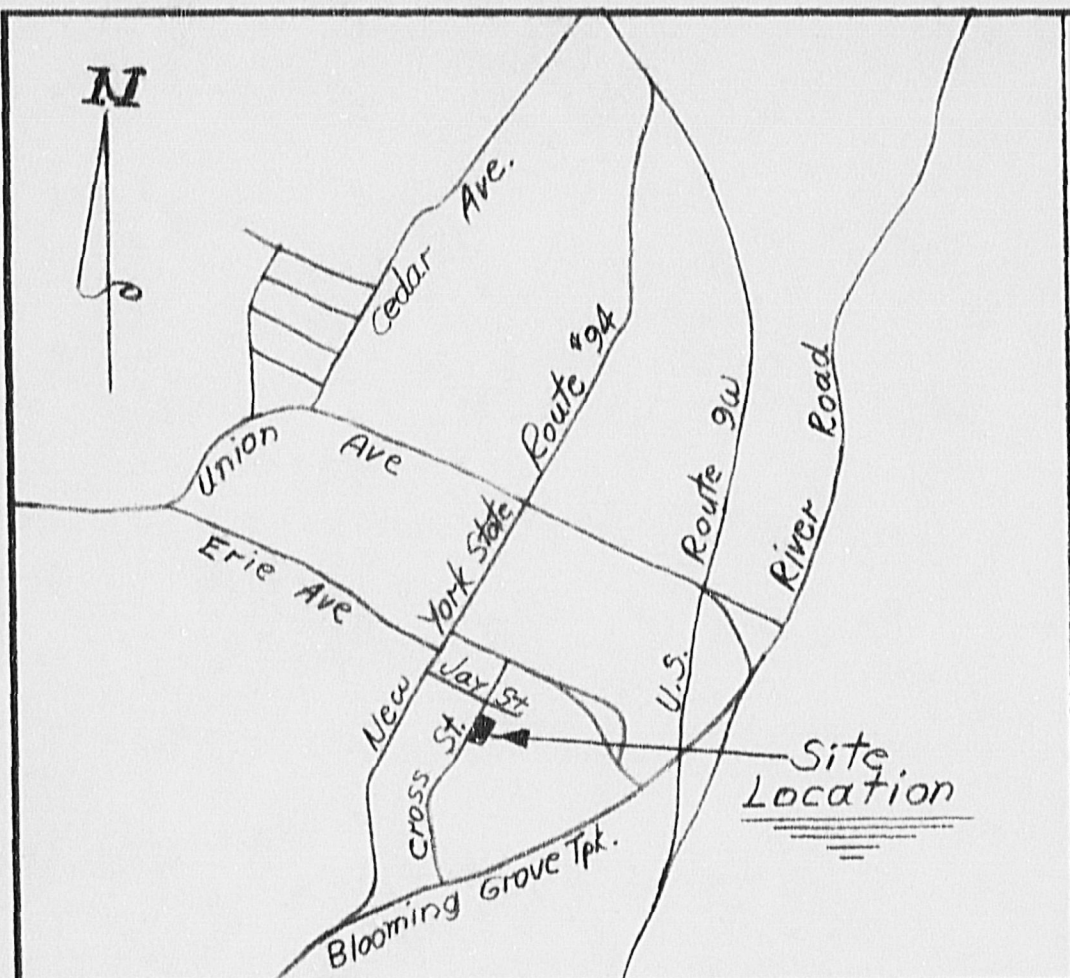
(c) If all questions have been answered No it is likely that this project is not significant.

## (d) Environmental Assessment

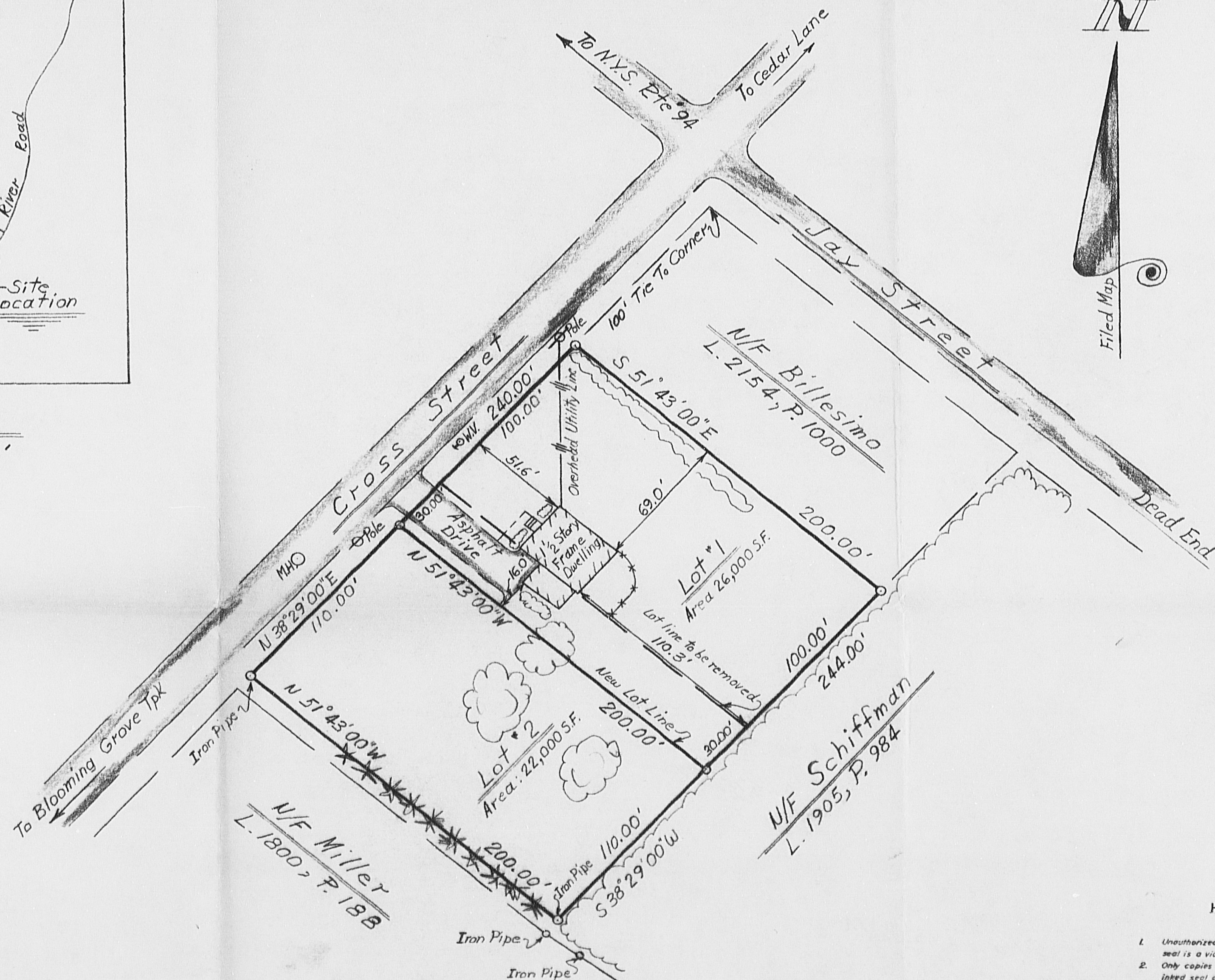
1. Will project result in a large physical change to the project site or physically alter more than 10 acres of land? . . . . . ☐ Yes ☒ No
2. Will there be a major change to any unique or unusual land form found on the site? . . . . . ☐ Yes ☒ No
3. Will project alter or have a large effect on an existing body of water? . . . . . ☐ Yes ☒ No
4. Will project have a potentially large impact on groundwater quality? . . . . . ☐ Yes ☒ No
5. Will project significantly effect drainage flow on adjacent sites? . . . . . ☐ Yes ☒ No
6. Will project affect any threatened or endangered plant or animal species? . . . . . ☐ Yes ☒ No
7. Will project result in a major adverse effect on air quality? . . . . . ☐ Yes ☒ No
8. Will project have a major effect on visual character of the community or scenic views or vistas known to be important to the community? . . . ☐ Yes ☒ No
9. Will project adversely impact any site or structure of historic, pre-historic, or paleontological importance or any site designated as a critical environmental area by a local agency? . . . ☐ Yes ☒ No
10. Will project have a major effect on existing or future recreational opportunities? . . . ☐ Yes ☒ No
11. Will project result in major traffic problems or cause a major effect to existing transportation systems? . . . . . ☐ Yes ☒ No
12. Will project regularly cause objectionable odors, noise, glare, vibration, or electrical disturbance as a result of the project's operation? . ☐ Yes ☒ No
13. Will project have any impact on public health or safety? . . . . . ☐ Yes ☒ No
14. Will project affect the existing community by directly causing a growth in permanent population of more than 5 percent over a one-year period or have a major negative effect on the character of the community or neighborhood? . . ☐ Yes ☒ No
15. Is there public controversy concerning the project? ☐ Yes ☒ No

PREPARER'S SIGNATURE: James J. Kennedy TITLE: Land Surveyor  
 REPRESENTING: Estate of Josephine Bolduc DATE: May 30, 1986





Location Map  
Scale: 1" = 2,000'



Tax Map Data:

Section: 41  
Block: 3  
Lot: 42 & 45

Deed Reference:

Liber 927, Page 403  
Liber 978, Page 308

Map Reference

"Windsor Acres"  
Dated: March 1939  
Filed: May 22, 1939  
Map # 1145

Zoning District-R-4

Minimum Required

Lot Area: 15,000 S.F.  
Lot Width: 100'  
Front Yard: 35'  
Rear Yard: 40'  
Side Yard: 15/30'

Record Owner:

The Estate of Josephine Bolduc,  
Robert Bolduc, Executor  
% Michael O. Gittelsohn,  
Finkelstein, Kaplan, Lerine,  
Gittelsohn and Tetenbaum  
436 Robinson Ave.  
Newburgh, New York 12550

Lot Line  
APPROVAL GRANTED  
BY TOWN OF NEW WINDSOR PLANNING BOARD  
ON 5-28-86

BY HENRY F. SCHEIBLE  
SECRETARY

1. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2 of the N.Y. State Education Law.
2. Only copies from the original of this survey marked with an original of the land surveyor's inked seal or his embossed seal shall be considered to be valid true copies.
3. Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run only to the person for whom the survey is prepared, and on his behalf to the title company, governmental agency and lending institution listed hereon, and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owner.
4. Underground improvements or encroachments, if any, are not shown hereon.

Patrick T. Kennedy L.S. 335 Temple Hill Road - New Windsor, New York 12550		
SCALE: 1" = 40'	APPROVED BY:	DRAWN BY:
DATE: May 1, 1986		REVISED:
Lot Line Change for The Estate of Josephine Bolduc Town of New Windsor Orange County, New York		
DRAWING NUMBER		86-539

To The Estate of Josephine Bolduc, Robert Bolduc,  
executor and The Town of New Windsor,  
certified to be a correct and accurate  
survey.

Dated: May 20, 1986

*Patrick T. Kennedy*  
Lic. No. 49219